

OMAHA, NEBRASKA
MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES
EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS
2004 - 2009

TARGET GROUPS & HOUSING TYPES	Omaha Douglas	Program #7	Program #8	Program #9
		Housing Activity - Purpose-Location One- and Two Bedroom Apartments with Rent Subsidy at Scattered Sites throughout Both Existing and New Neighborhoods in Omaha on bus routes, possible Purchase/Rehab. 20+ Unit Increments, Total – 120 Units – Phase 2.	Housing Activity – Purpose-Location 20 Affordable Single Family Homes, Three- and Four-Bedroom Units, for Families with a Member(s) with SMI. Scattered Site, in Omaha, for Sale, for Rent (Possible Ownership/Lease by Local Services Provider), or Lease-To- Own. Downpayment Assistance.	Housing Activity – Purpose-Location Mixed Population, Mixed Income Rental Program, Consisting of Varied Rental Types for Independent Living, up to 20 Percent of Development(s) for Persons with SMI. SMI Units Managed on Lease, or Owned by Local Services Providers. Estimated 50 to 70 Units, up to Three Sites, One- and Two- Bedroom Units.
19-21 Years (0%-50% AMI) Crisis/Respite Care/Emergency Shelter Beds	27			
Group Residential Beds	67	Potential-Coordination	Potential-Coordination	Potential-Coordination
<u>Residential Units</u>	<u>118</u>	Salvation Army, Community Alliance, New Providers Teaming with For- Profit Developers, Catholic Charities.	Nebraska Assistance Technology Partnership, Nebraska Housing Resources, Omaha Housing Authority.	Community Alliance, Omaha Housing Authority.
SUBTOTALS (UNITS/BEDS)	212			
22+ Years (0%-30% AMI) Crisis/Respite Care/Emergency Shelter Beds	58	Possible Funding Sources	Possible Funding Sources	Possible Funding Sources
Group Residential Beds	168	HUD Section 811/202 or HOME Funds, Nebraska Affordable Housing Trust Funds, Community Development Block Grant Funds, Low Income Housing Tax Credits, Midwest Housing Equity Funds, with Section 8 (Omaha Housing Authority).	Conventional Funding, Low Income Housing Tax Credits (CROWN), HOME Funds, Nebraska Affordable Housing Trust Funds, Midwest Housing Equity Funds.	Low Income Housing Tax Credits, Nebraska Affordable Housing Trust Funds, Tax Increment Financing, Conventional Financing, Midwest Housing Equity Funds.
<u>Residential Units</u>	<u>605</u>			
SUBTOTALS (UNITS/BEDS)	831			
TOTALS (UNITS/BEDS)	1,043			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	-----
2. Est. Land Requirements	127.43 Acres	25 Acres	4.6 Acres	7.8 Acres
3. Est. Development Costs	\$87,592,000	\$10,560,000	\$3,126,000	\$6,300,000
4. Est. Annual Operating Expenses	\$5,689,100	\$655,000	\$356,640	\$385,000
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$11,644,849	\$1,440,000	\$315,000	\$776,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$5,603,350	\$645,000	\$162,000	\$380,000

Source: Hanna:Keelan Associates, P.C., 2004

OMAHA, NEBRASKA
MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES
EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS
2004 - 2009

TARGET GROUPS & HOUSING TYPES	Omaha Douglas	Program #10		
		Housing Activity - Purpose-Location Established Homebuilder/Home Repair Program for Families with a Member(s) with SMI, to Allow for Code Improvements, with Possible Purchase-Rehab-Resale Program; Estimated 20 to 30 homes.		
19-21 Years (0%-50% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	27			
Group Residential Beds	67	Potential-Coordination		
<u>Residential Units</u>	<u>118</u>	Nebraska Assistance Technology Partnership, Local Services Provider(s).		
SUBTOTALS (UNITS/BEDS)	212			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	58	Possible Funding Sources		
Group Residential Beds	168	Community Development Block Grant Funds, HOME Funds, Conventional Financing.		
<u>Residential Units</u>	<u>605</u>			
SUBTOTALS (UNITS/BEDS)	831			
TOTALS (UNITS/BEDS)	1,043			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----		
2. Est. Land Requirements	127.43 Acres	-----		
3. Est. Development Costs	\$87,592,000	\$1,152,000		
4. Est. Annual Operating Expenses	\$5,689,100	-----		
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$11,644,849	\$498,000		
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$5,603,350	\$242,000		

Source: Hanna:Keelan Associates, P.C., 2004